This instrument prepared by:
JOHNSON & EDWARDS - ATTORNEYS
800 Stahlman Bldg.
Nashville, Tennessee 37201

BOOK 4419 PAGE 105

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Posey, et ux	SAME	43-6-100
(NAME): 304 Nix Drive	(NAME):	11962155
(STREET ADDRESS OR ROUTE NUMBER): Madison, Tn. 37115	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SIX THOUSAND, EIGHT HUNDRED THIRTY AND 47/100 ----------($6,830.47)---------- *DOLLARS*, of which $750.00, had been paid in cash, the receipt of which is hereby acknowledged, and for the remainder $6,080.47, the Grantees, herein, have assumed and aggeed to pay according to its terms the unpaid balanee in the amount of $6,080.47 of a note payable to the order of T. M. Watts in installments payable at the rate of $64.28, per month to the order of T.M. Watts more fully described in and secured by an installment deed of record in Book 4396, Page 612, Register's Office for Davidson County, and to secure the payments of which a lien is hereby retained, I, Gladys Duke, *have bargained and sold, and by these presents do transfer and convey unto the said* Gerald Posey and wife, Roberta Posey, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 3 of Watts Wood Subdivision which is a re-subdivision of Lots Nos. 20 and 21 of the revised plan of Tract No. 14 of Anderson Estates, and more particularly described in Plat Book 4060, Page 185, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 70 feet on the easterly side of Nix Drive and runs back between parallel lines 175 feet to a dead line in the rear upon which it measures 70 feet thereon.

BEING the same property conveyed to Gladys Duke by deed from Thomas M. Watts and wife, Verdie Watts, as of record in Book 4396, Page 612, Register's Office for Davidson County, Tennessee.

NOTE: This property is conveyed subject to all easements apparent and of record.

This is improved ( ) unimproved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerald Posey and wife, Roberta Posey, their *heirs and assigns, forever.*

And I, Gladys Duke, *do covenant with the said* Gerald Posey and wife, Roberta Posey, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Gladys Duke, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gerald Posey and wife, Roberta Posey, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my hand this 9-70 *day of* February, 19 70, *the* corporate party, if any, *having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The actual consideration for this transfer or value of property (whichever is greater) is $6,830.47
This is equal to or greater than property's current fair market value which could be obtained at a fair and voluntary sale.

Gerald Posey

Gladys Duke
Gladys Duke

Sworn to and subscribed before me this 9 day of February, 1970

Steve H. Hurt NOTARY PUBLIC

My commission expires 15, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gladys Duke

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, this day of February, 19 70

Notary Public

Commission expires

↑ Seal here

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Steve T Nichols, a Notary Public of the State and County aforesaid, personally appeared Patricia G Gladys Elkins the undersigned with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Owner of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as Gladys Duke

Witness my hand and seal, at office in Goodlettsville Tn, this 31 day of March, 19 70

Steve T Nichols Notary Public

Commission expires Nov. 18, 1972

MAY21'70 CONV *6,830.47
MAY21'70S'TAX A* 17.68
MAY21'70PR'FEE A* .50
MAY21'70 W'DEED A* 3.00 * 21.18

Mail Gerald Posey
3214 Guy Avenue
Nashville Tenn 37215

WARRANTY DEED

FROM Gladys Duke

TO Gerald Posey, et ux

A 78240

IDENTIF. REFERENCE

MAY 21 1 26 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee